

YOUR NEXT HOME



*The Panaca. Design 6A45
For plans see page 56*

REVISED EDITION :: NEW HOUSES

Photographs and Plans of Fifty-seven Beautiful Homes

Every One Built and Lived in

FOUR HUNDRED AND TEN THOUSAND OF THESE
BOOKS HAVE BEEN DISTRIBUTED

Published by
THE COMMON BRICK MANUFACTURERS' ASSOCIATION
OF AMERICA
CLEVELAND, OHIO

DOES BRICK or FRAME COST LESS?

IT takes more money to pay for a "cheaper" frame house than for a "more expensive" brick house.

The true cost of any given house must include not only contract or purchase price, but also the money paid out for its upkeep until the house is free from debt.

Assuming that the price set on a brick house is higher than for a similar frame house, the apparent advantage in first cost in favor of frame does not exist in fact.

A house is seldom bought or built with spot cash advanced by the owner, who generally has about a thousand or fifteen hundred dollars available for this purpose. In addition he can generally pay from fifty to one hundred dollars per month, considering that he will not be paying rent.

In addition to down payment and installments, the purchaser of a frame house must keep his property painted or it will soon look shabby and will decay rapidly, and he must pay top price for insurance, because in the underwriters' opinion his home is very liable to be burned out. On account of the shrinkage and warping of the lumber—especially some inferior grades of lumber sold nowadays—the outside walls will soon become drafty, and he will have to pay more for heat than if he had built of brick. These heavy expenses continue as long as the house remains in his possession; increasing, in fact, as it gets older and requires an ever-growing amount of tinkering and repairing.

In the accompanying example \$85.00 per month is assumed to be all that can be spared to take care of retirement of principal and to pay interest, upkeep and insurance. The total yearly charges on the brick house are less than the yearly charges on the frame house. Although the brick house *apparently*

costs more, at the time of purchase, in *reality* it costs less, and the title is clear 7½ months before the frame house title is clear.

The greatest saving with the brick house is, however, due to its slow depreciation. Appraisal engineers say that the life of a frame house is from thirty to forty years, depreciation starting the moment the house is completed; while the average brick house lasts a century and does not begin to depreciate until it has been built five years. The value of the frame house under consideration drops at the rate of 3 per cent or \$210 yearly,

and would be worth only about \$4700 when fully paid for. The brick house, after the first five years, depreciates in value one per cent, or \$75 per year, and is worth about \$7087 at the time it is paid for; plus in each case the value of the lot at that time.

When the so-called "cheap" frame house costs its owner in cold cash \$651.96 more than the better brick house, and is actually worth \$2387 less, there is no question as to which is the wiser investment.

BRICK SAVES MONEY!

Frame House	Brick House
\$7,000.00.....House.....	\$7,500.00
1,500.00.....Lot.....	1,500.00
8,500.00.....Total.....	9,000.00
1,000.00.....Down Payment.....	1,000.00
7,500.00..Balance due on house and lot..	8,000.00
3,898.06 { Add to this total, amount to be paid { for interest, painting and insurance { until house is clear of debt	2,746.10
11,398.06.. { Total cost of house and lot to { be paid at \$85.00 per month.. }	\$10,746.10
11 yrs. 2 mos. .. Time required to pay total. .	10 yrs. 6½ mos.

How Upkeep Cost is Figured

\$ 225.00.. Yearly charge for interest at 6%...	\$ 240.00
100.00.....Yearly cost of painting.....	8.50
Yearly cost of insurance	
24.08 { on \$7,000 at \$.2583 } { on \$6,000 at .147 }	12.00
{ on \$2,000 at \$.30 } { on \$2,000 at .175 }	
\$349.08.....Total yearly charges.....	\$ 260.50

The owner of the frame house will still have to pay \$651.96 to clear his house after the brick house owner has a clear title.

When finally paid for, the frame house will be worth only \$4700 plus the value of the lot. Loss due to rapid depreciation, figured at 3 per cent annually, commencing when house is completed.

When finally paid for, the house with brick walls will be worth \$7087 plus the value of the lot. The brick house does not depreciate during the first five years after it is built, and at the rate of only 1 per cent per year after that.

BRICK HOMES *are* ECONOMICAL

THIS book illustrates fifty-eight modern, beautiful homes.

In the past, many people who would have preferred to build their homes of brick have not done so because of a mistaken idea that such homes cost much more than is really the case.

The truth is, a brick house is very economical, and costs no more than a house of less permanent construction if the upkeep costs for a few years are figured in.

The amount of the first down payment on any kind of house is generally the amount the purchaser can conveniently pay. After that, the balance is paid off gradually. The owner of a brick house soon begins to appreciate that his house is saving him money by holding upkeep costs to the minimum. No painting and repairing of the outside walls, low insurance and saving in fuel are some of the reasons. And when the bank writes "Paid in full" across the mortgage and the owner figures out how much money he has put into the house, he finds that his brick house has cost him no more than his neighbors have paid for other kinds of houses of similar size. And he is the owner of property which will have a high market value for many years, because a brick house twenty-five or thirty years old looks—and is—as good as new.

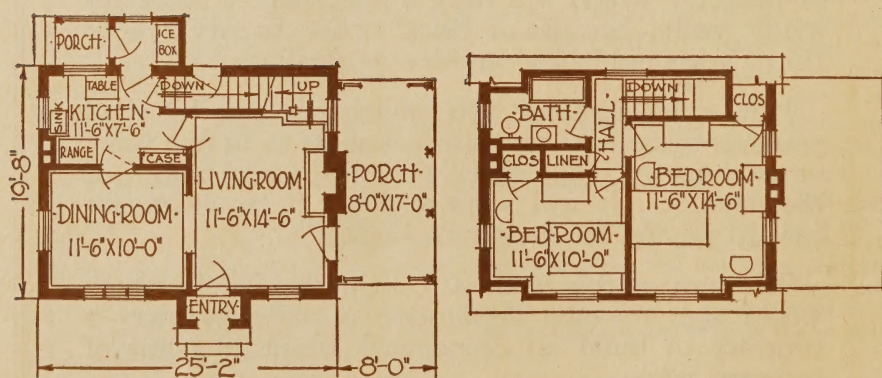
How much rent are you paying per month? Did you ever figure how much this amounts to in five years or ten years? Take pencil and paper and work out the amount. It will surprise you. It would go far toward paying for your own home.

The aim of this book is to help the family which would sign its own declaration of independence—a contract to build an economical, beautiful home of common brick.

The Common Brick Manufacturers' Association of America
CLEVELAND, OHIO

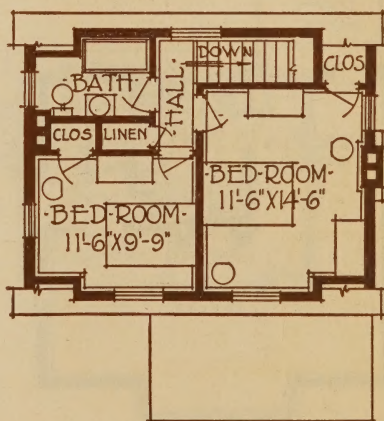
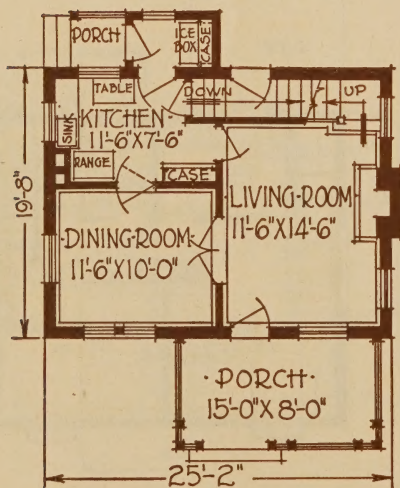


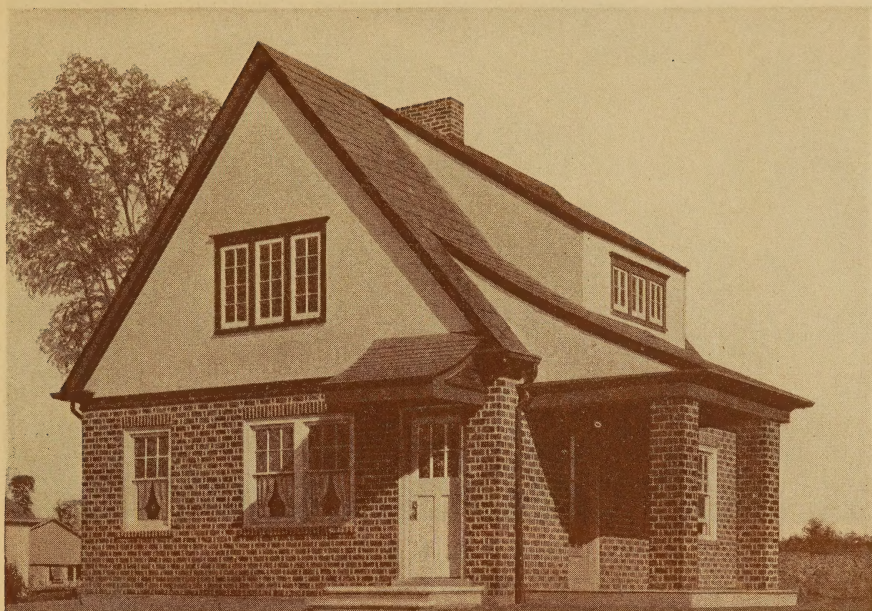
The AKRON
Design A514



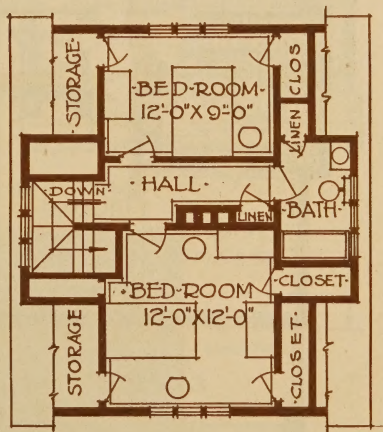
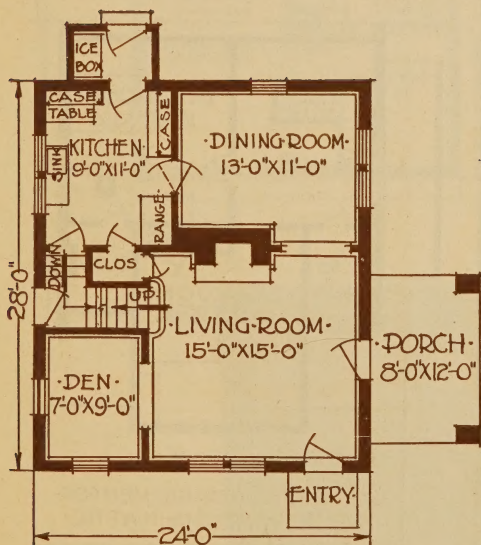


The NEOSHO
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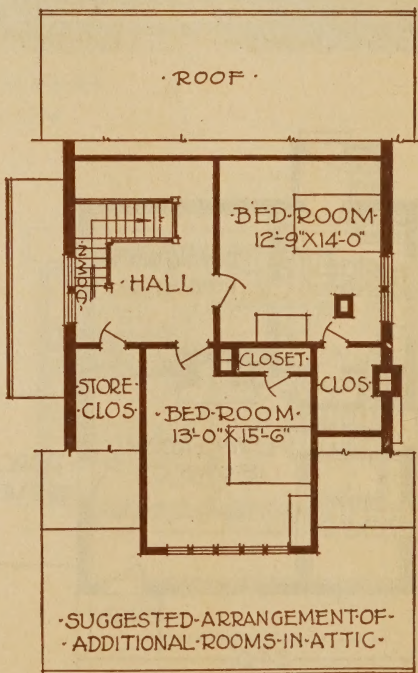
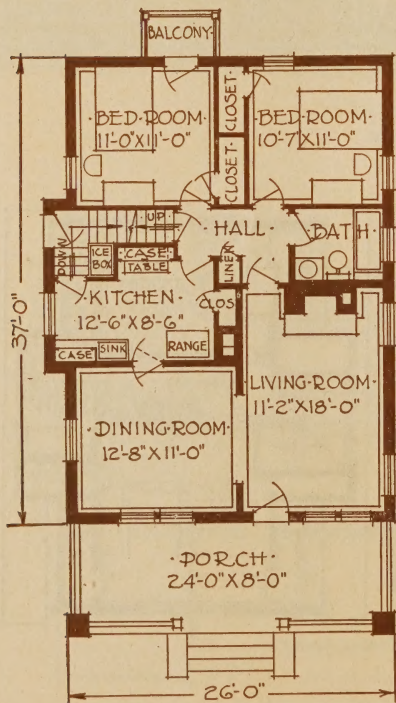


The ALTONA
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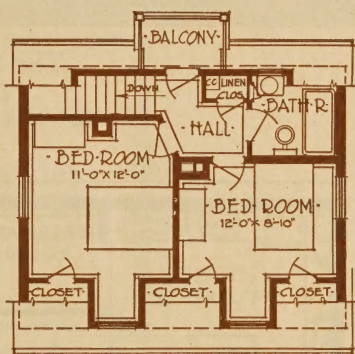
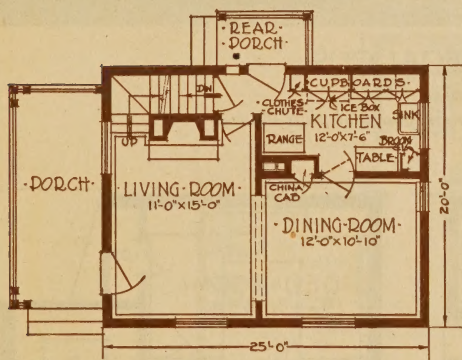


The CHICKASAW
Design A525

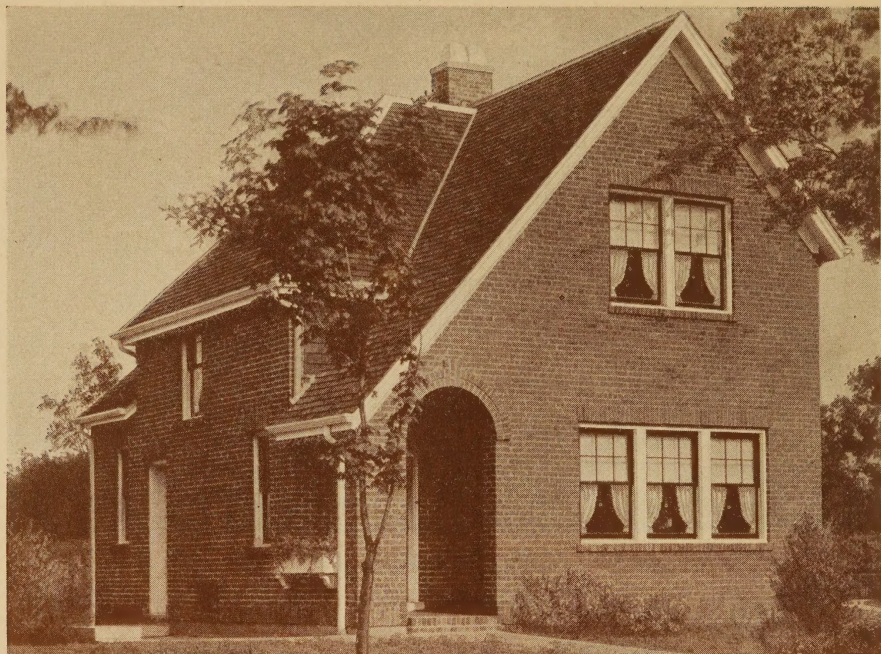




The KIOWA
Design No. 101



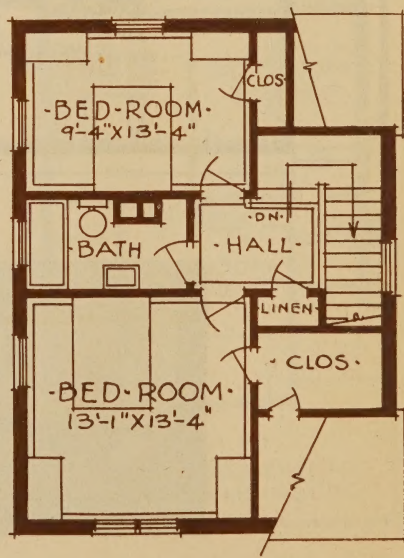
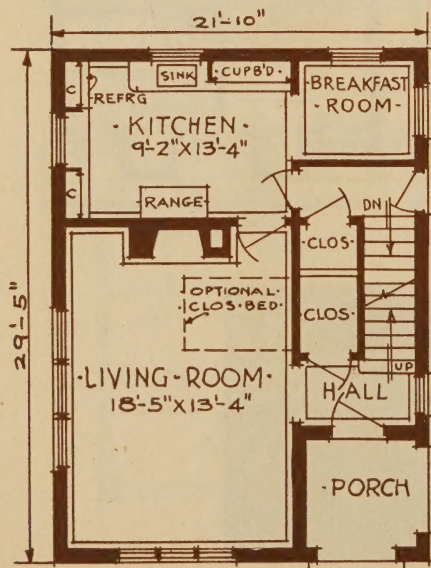
*The
Living Room*

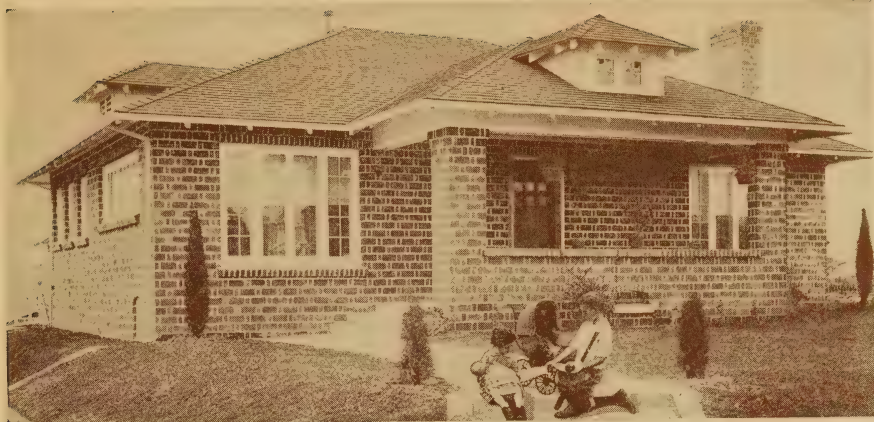


The SECAUCUS

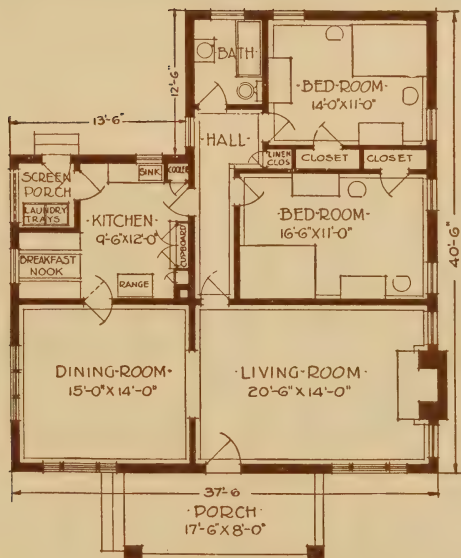
Design 4A31

This house built from reverse of plan shown.





The KEOTA
Design A523

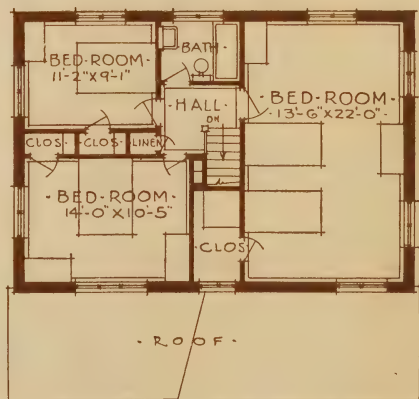
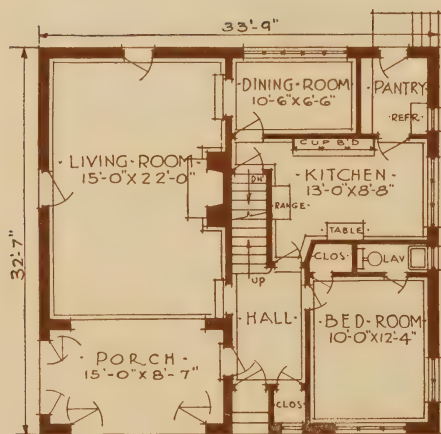




The WANAQUE

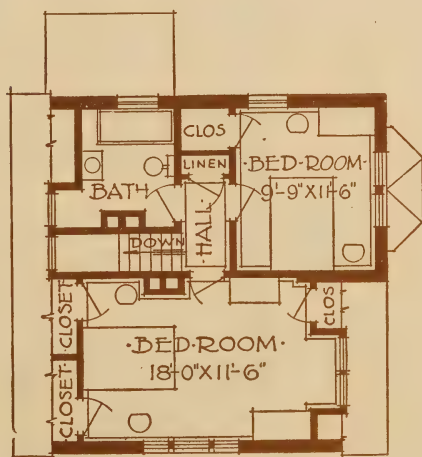
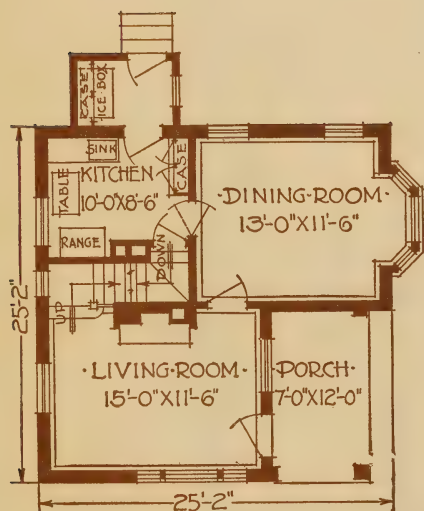
Design A742

A firesafe house, with fireproof floors and partitions



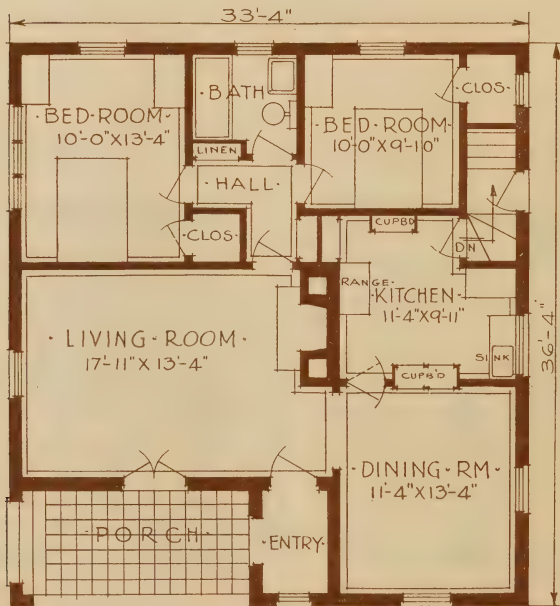


The TUSCOLA
Design A511



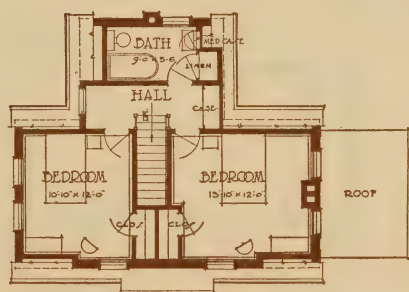
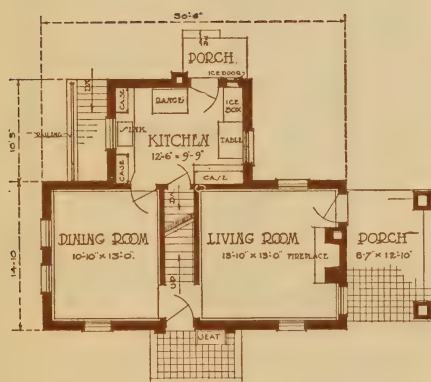


The OSYKA
Design 5B5



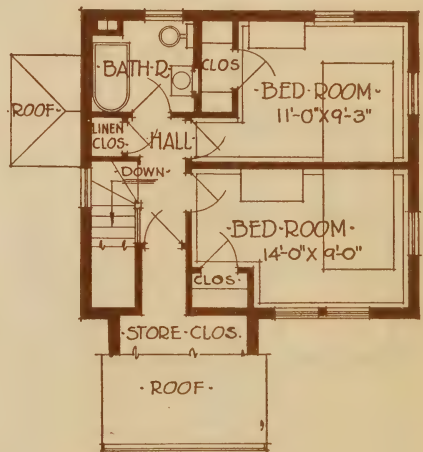
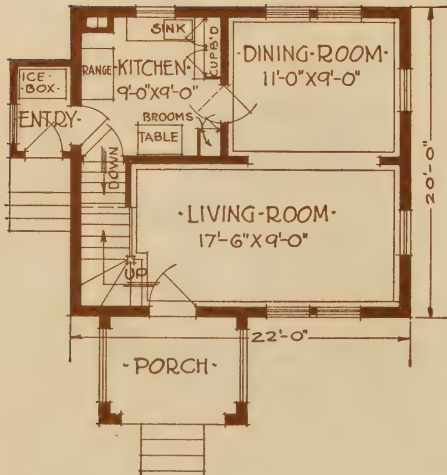


The CHIPPEWA
Design No. 124



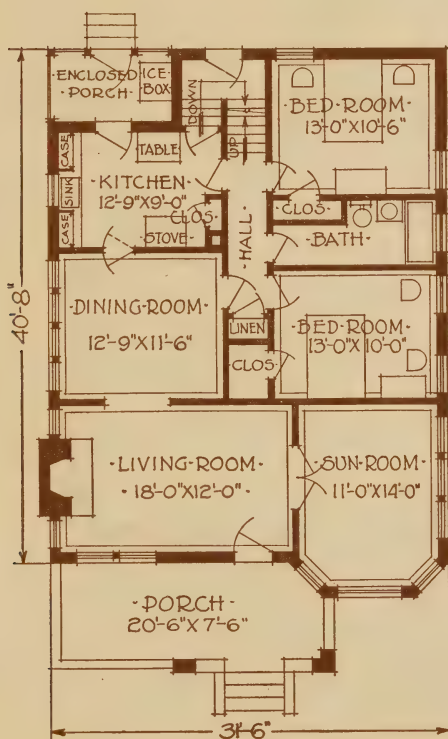


The SAGUAH
Design A505



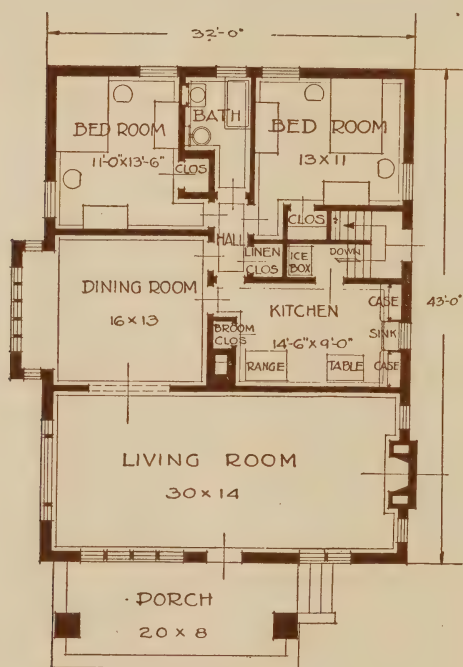


The OSAGE
Design A532



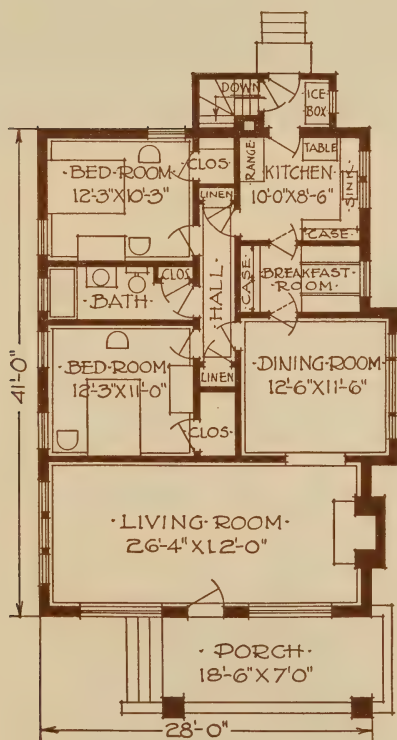


The ATEGO
Design A500



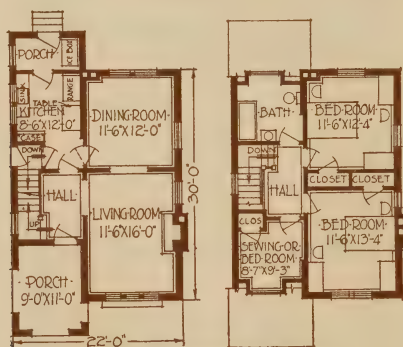


The TONASKET
Design A533





The CREE
Design A631

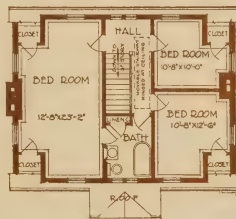
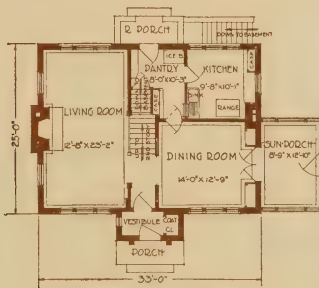


The OCOONITA
Design A631 R

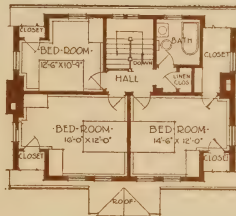
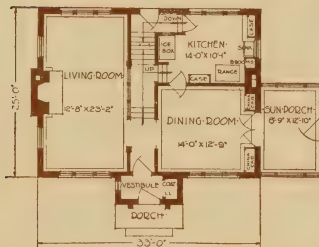
The plan of this design is exactly the same as the plan of the Cree, shown above, except that it is reversed



The HIAWATHA
Designs A705 and A706



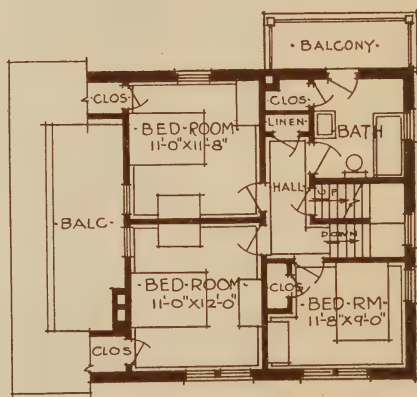
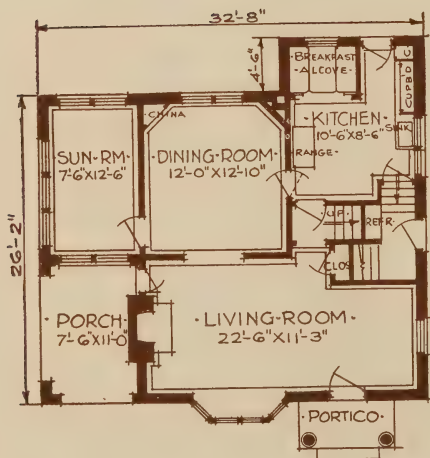
Plan of design A705



Plan of design A706

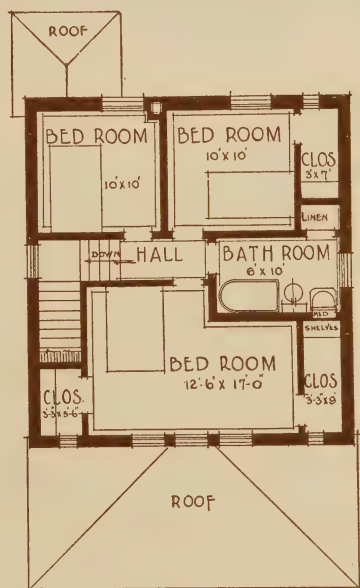
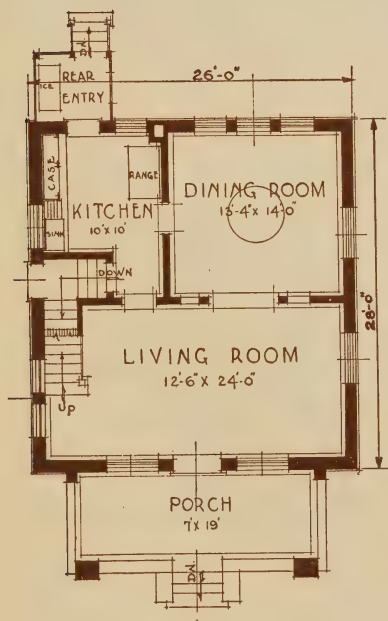


The CHETEK
Design A651



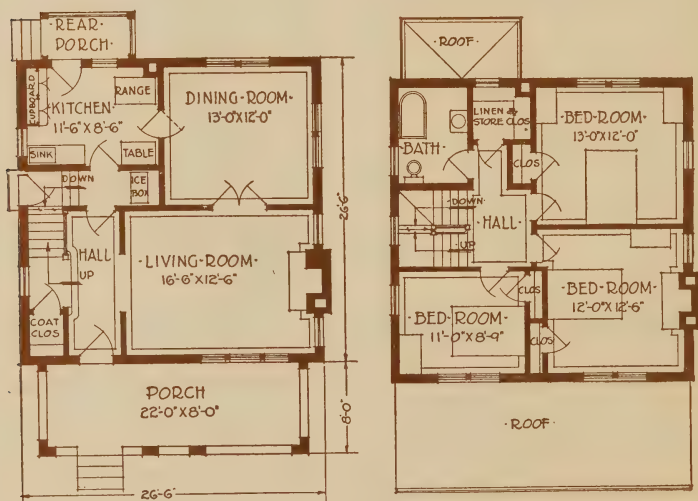


The ONEONTA
Design No. 114



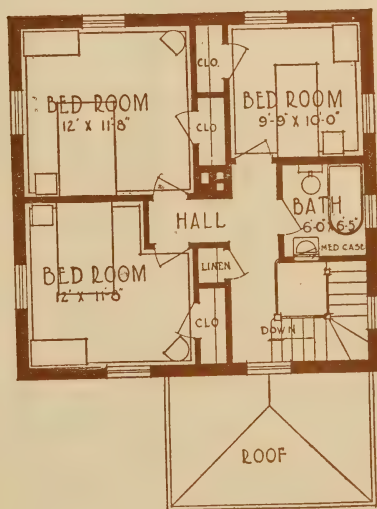
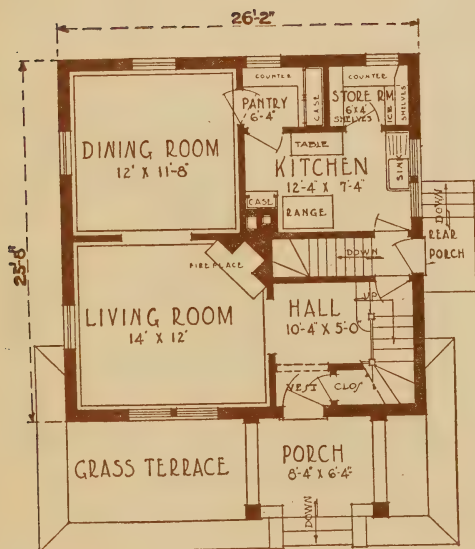


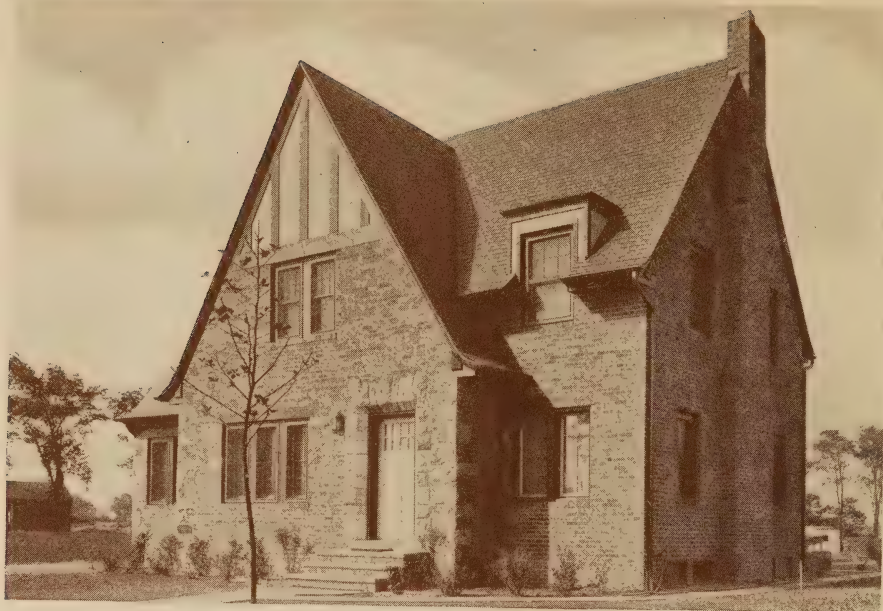
The PENSAUKEE
Design A604



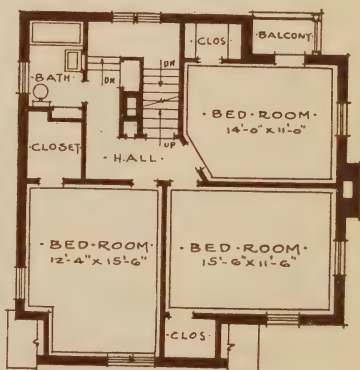


The SENECA
Design No. 1
Built with Reversed Plan



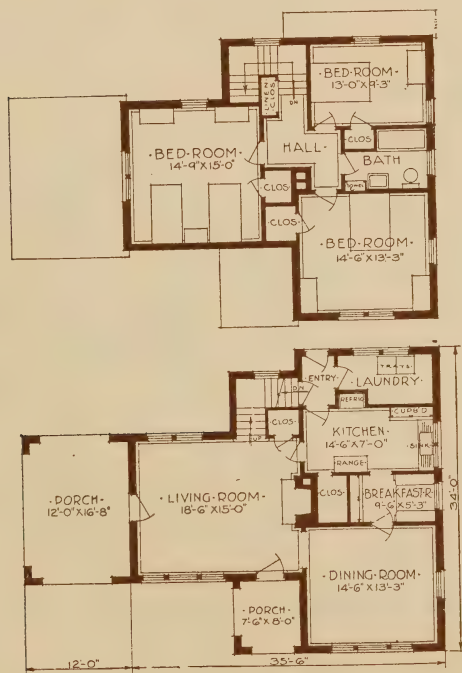


The ARAPAHOE
Design A652



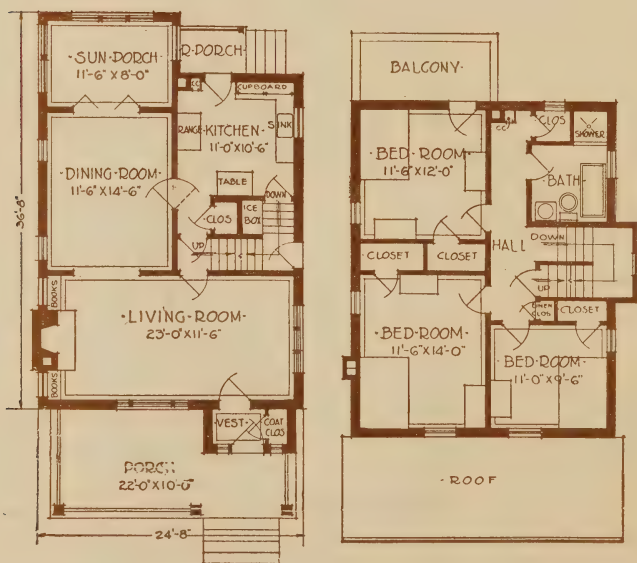


The KISHOWANA
Design A741



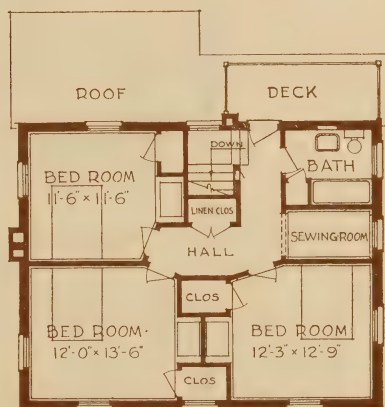
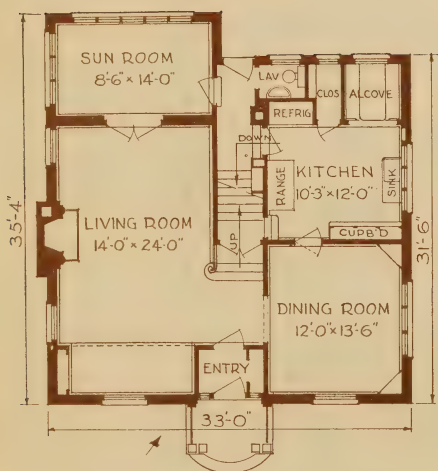


The NARANJA
Design A605



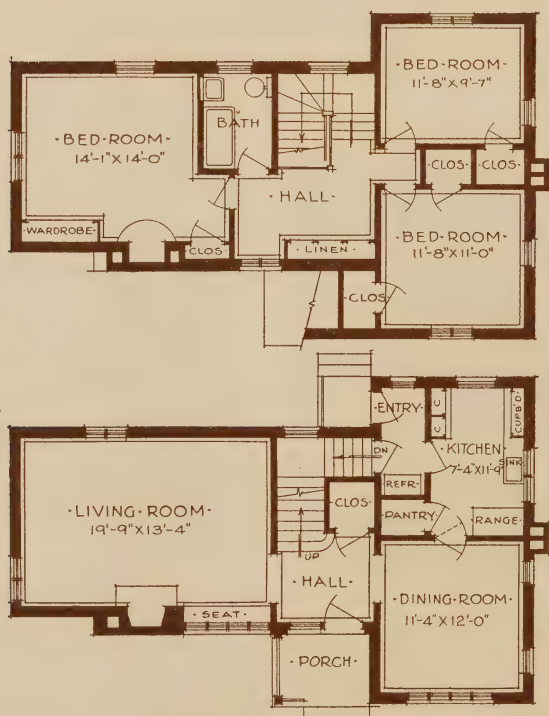


The WAUBAY
Design A653



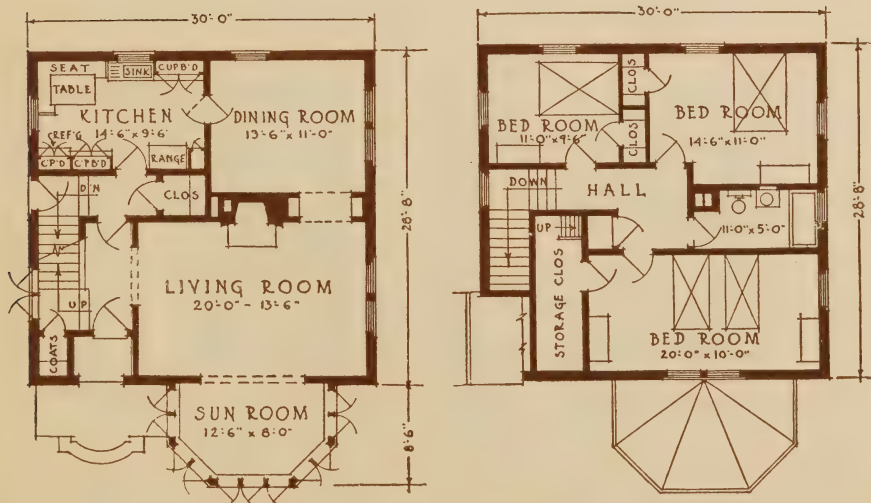


The TUNICA
Design 6B22



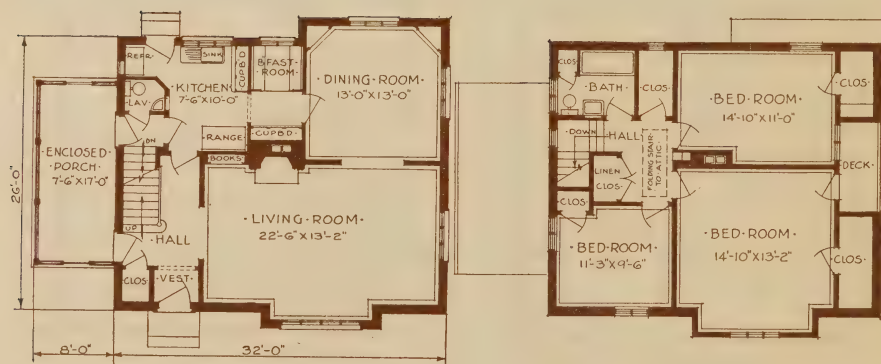


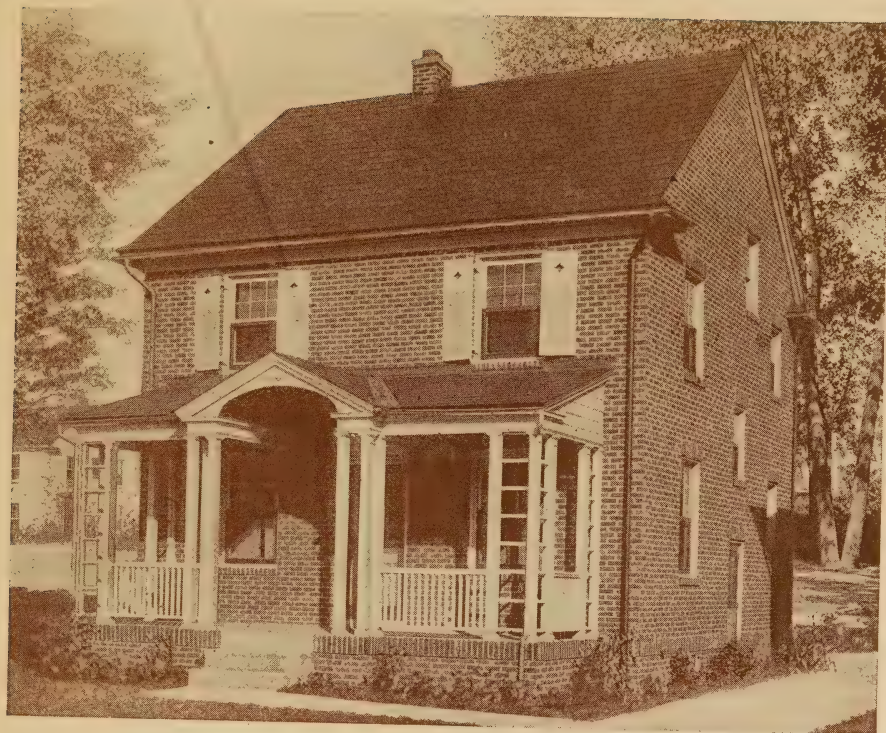
The COKATO
Design 6A58



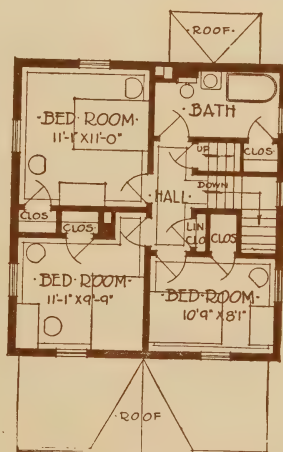
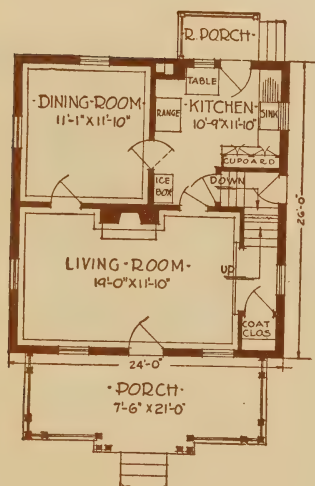


The GENESSEE
Design A650



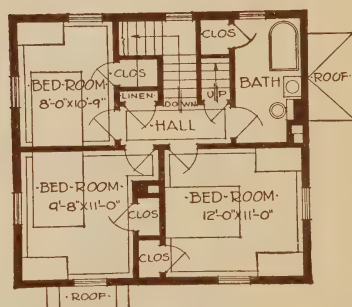
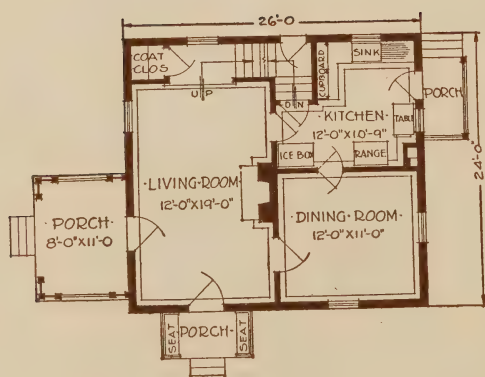


The MONONGAHELA.
Design A603



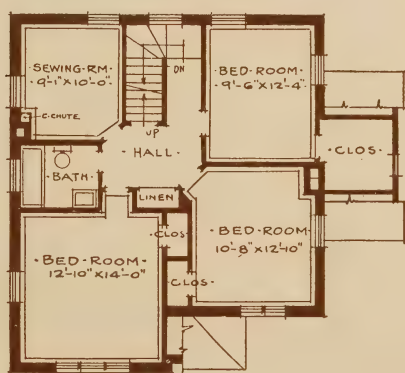
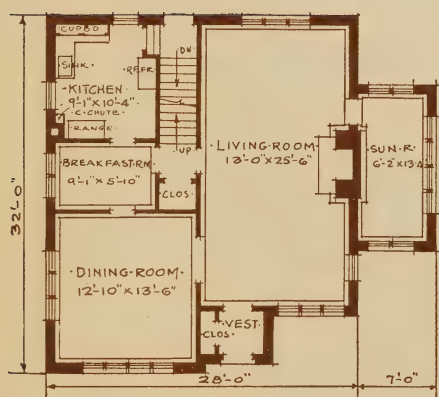


The ALLEGHENY
Design A601



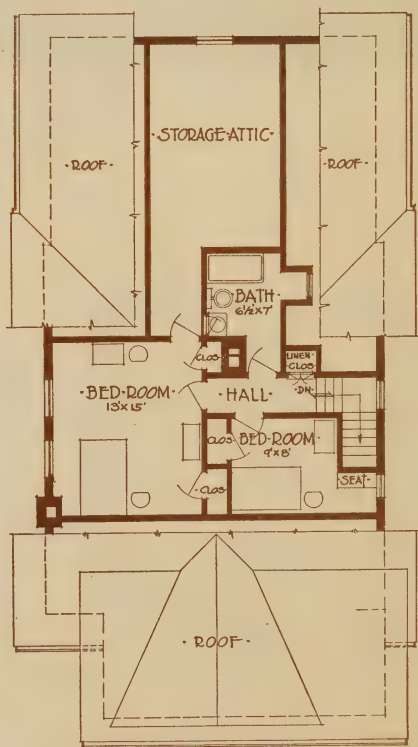
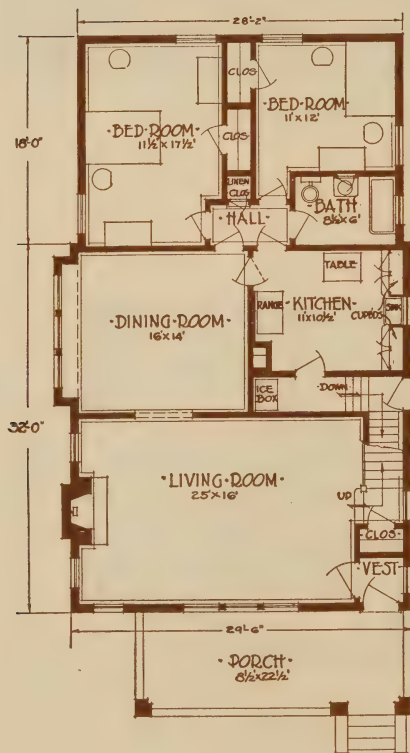


The TUSCUMBIA
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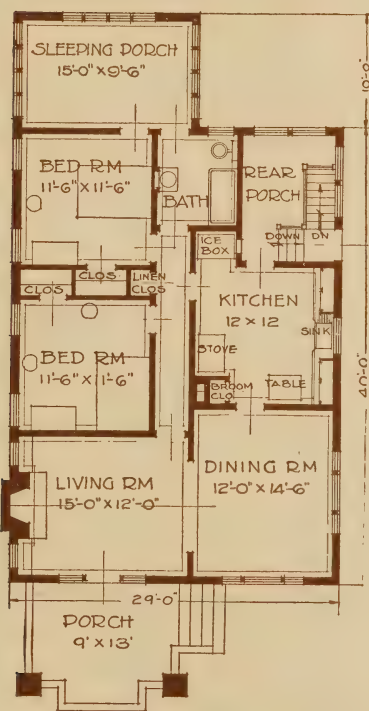


The TAHOKA
Design A707



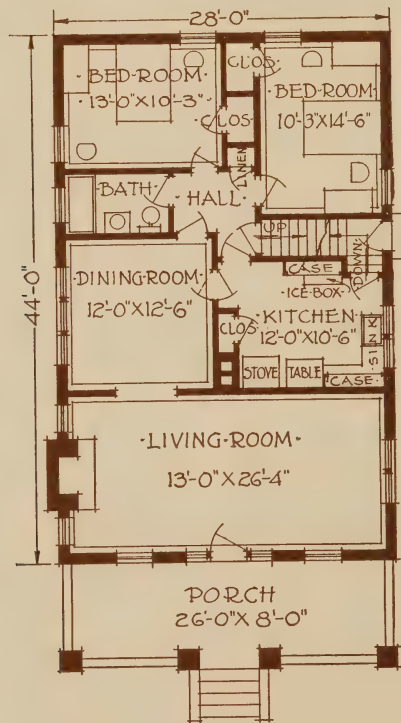


The TOMAHAWK
Design A622



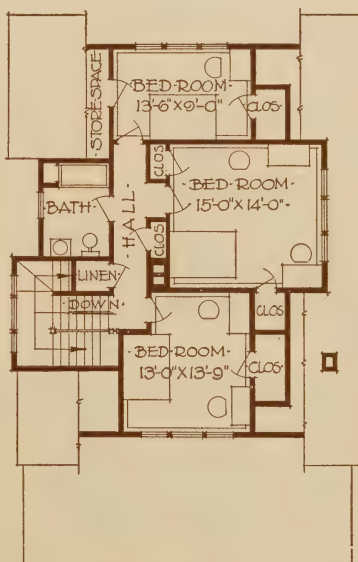
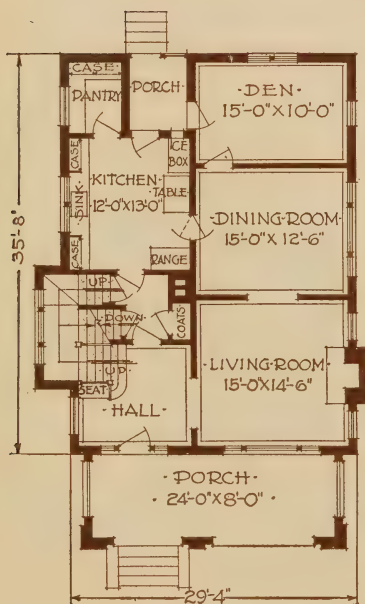


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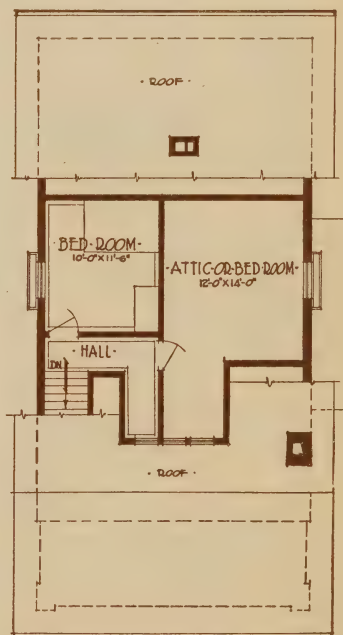
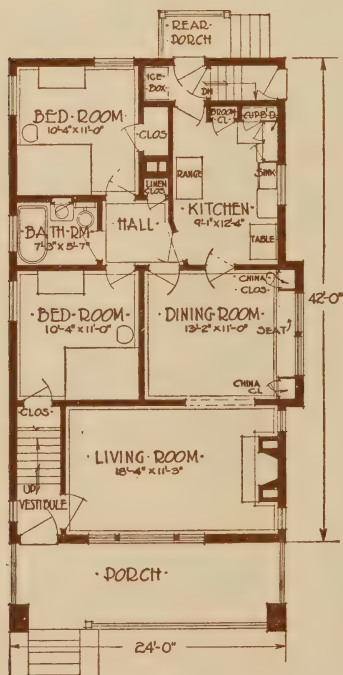


The WASHAKIE
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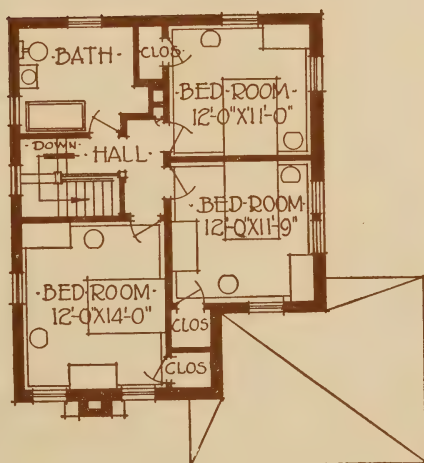
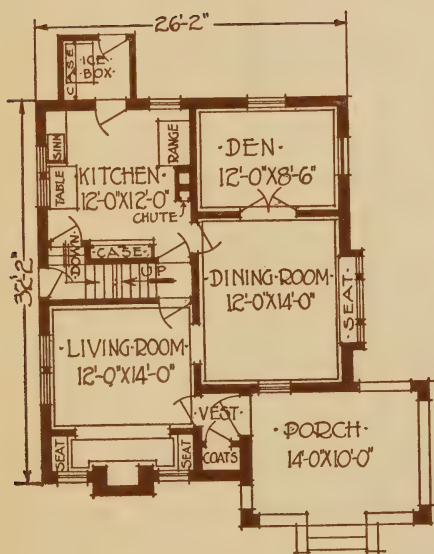


The OWANKA
Design A708





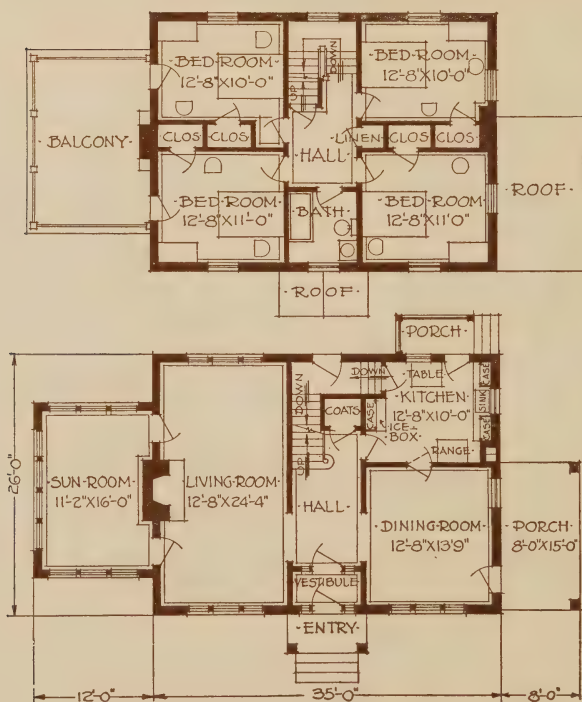
The SHOSHONE
Design A725

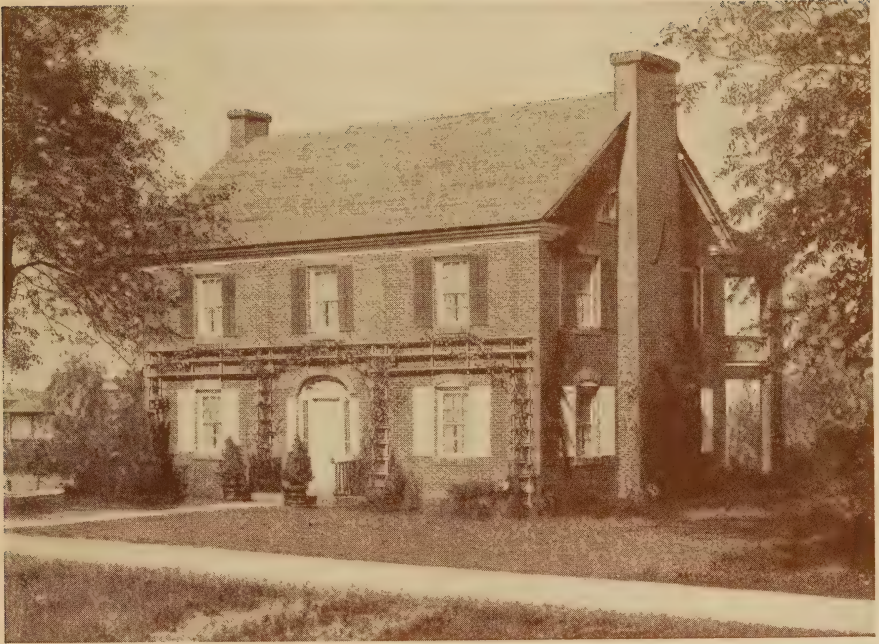




The TUKWILA

Design A723





The UNADILLA
Design No. 39





The ONEIDA

Design No. 10

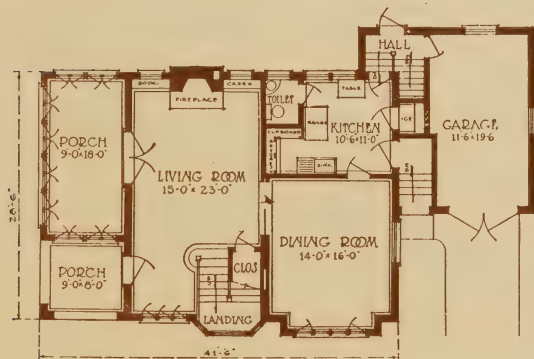
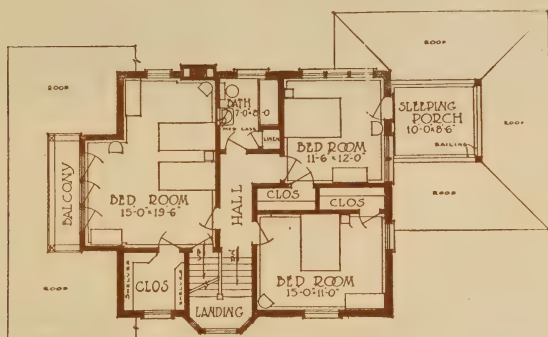
When building this house, the owner eliminated the side entrance shown on the plan, entering by the porch instead



*The
Living Room*

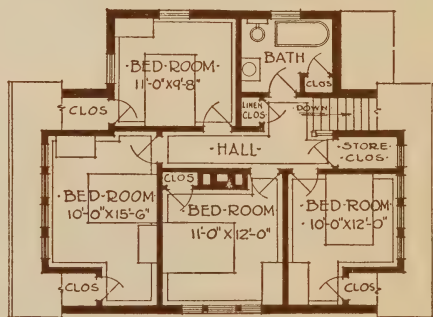
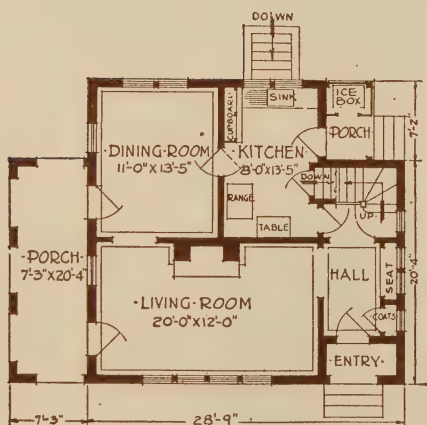


The TULSA
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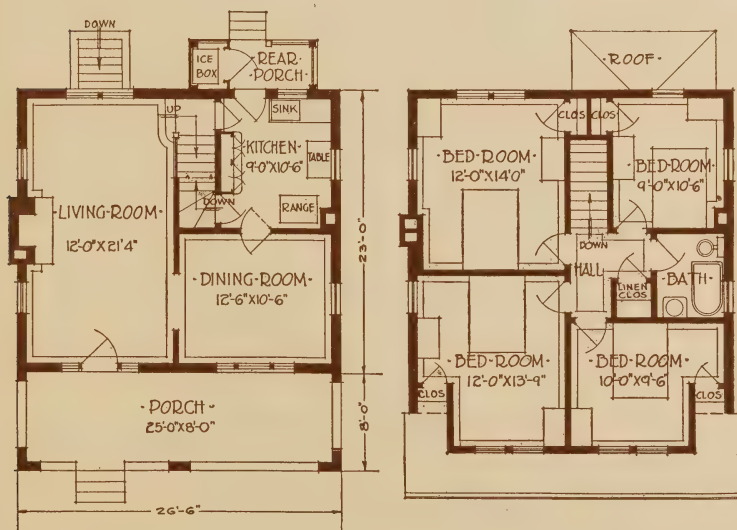


The WYANOKAH
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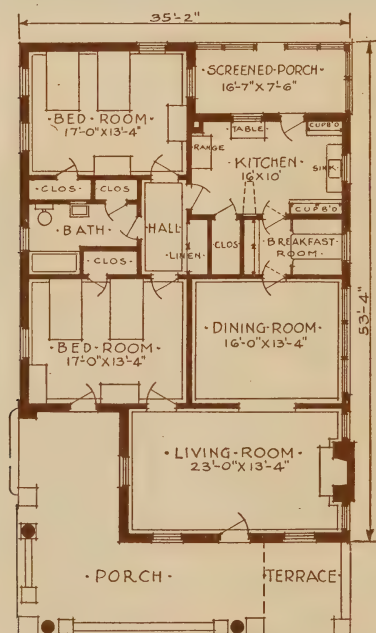


The WATAUGA
Design A710



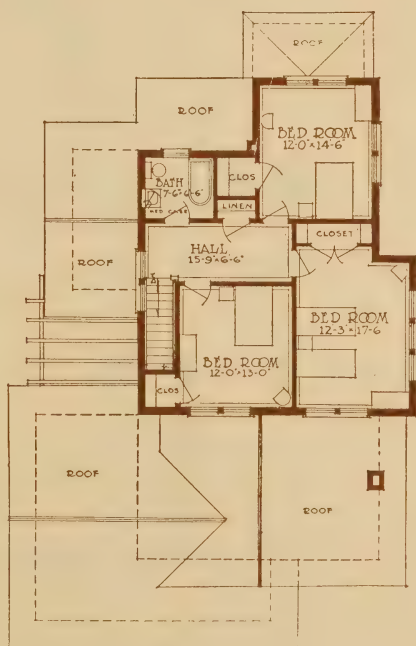
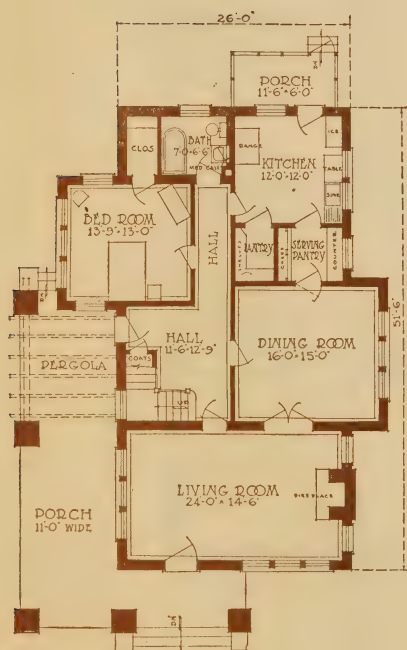


The PULASKI
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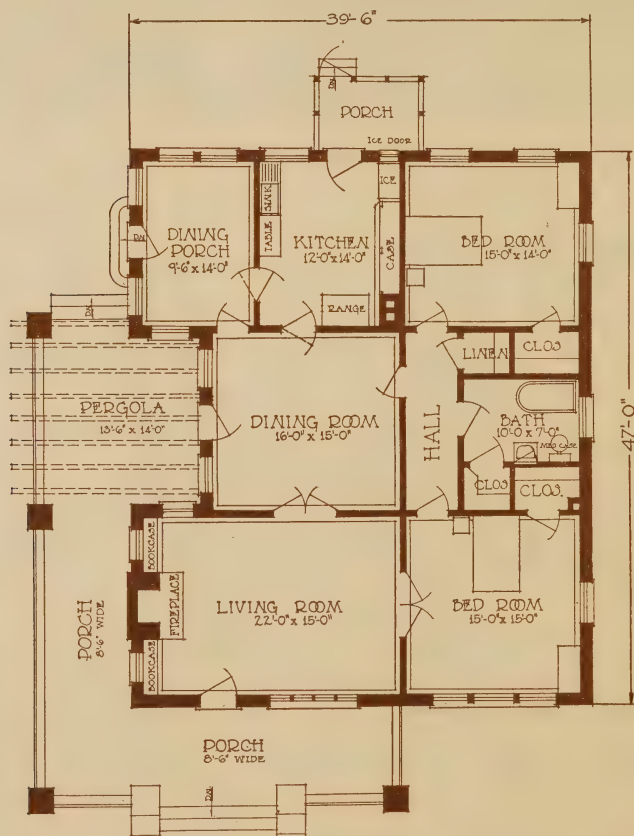


The SARATOGA
Design No. 202



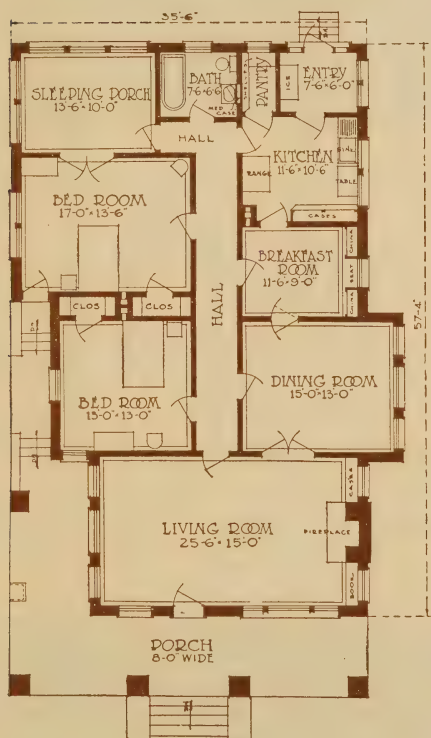


The OTSEGO
Design No. 201



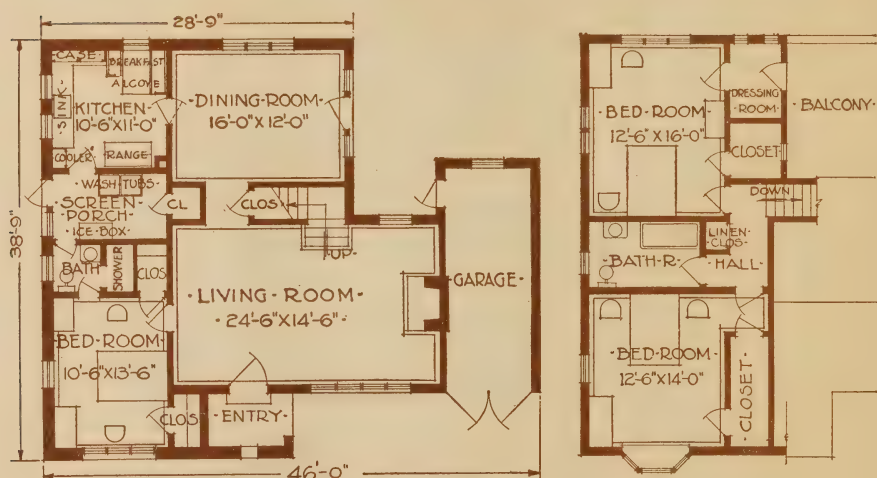


The SHAWNEE
Design No. 203





The SIERRA
Design A611

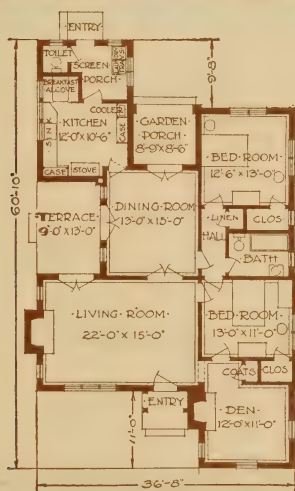


*The
Living Room*



The LOMA
Design A625

*The
Living Room*

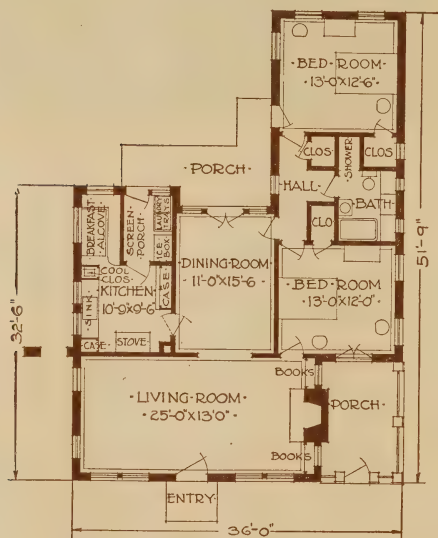


*The
Rear Garden*





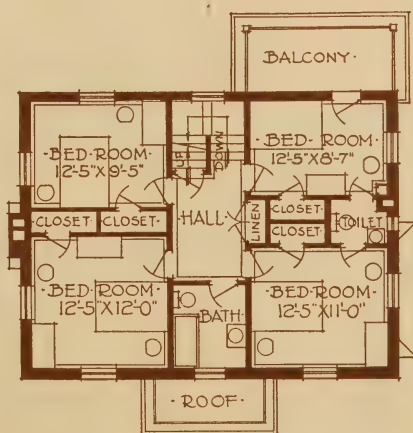
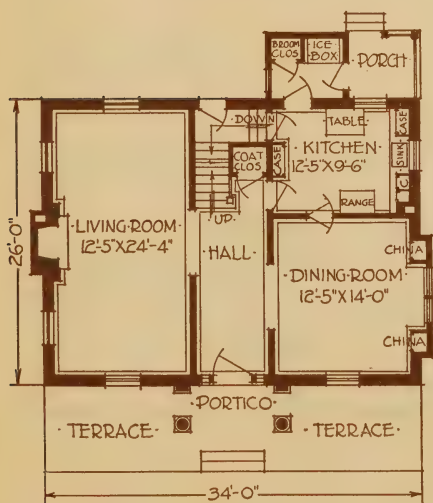
The AHWAHNEE
Design A527



*The
Living Room*



The WAPATO
Design A724

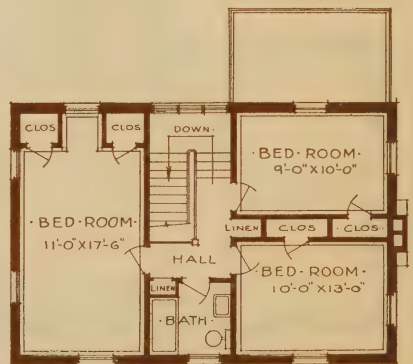
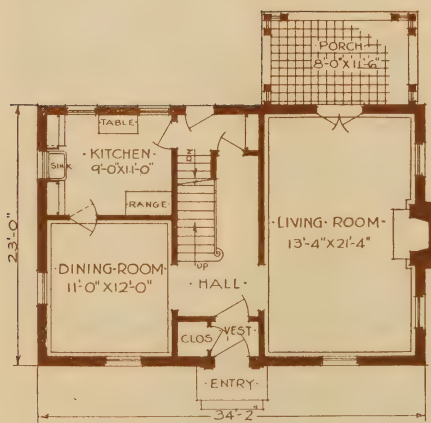




The PANACA

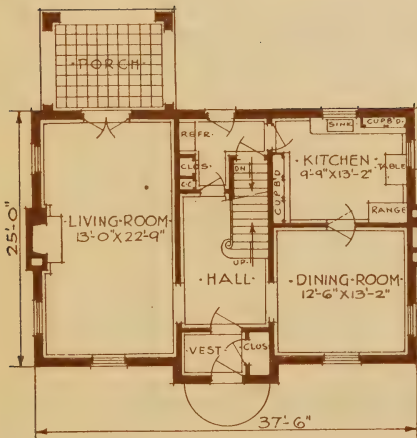
Design 6A45

*This house built from reverse of plan shown,
with the porch at the side of the living room.*



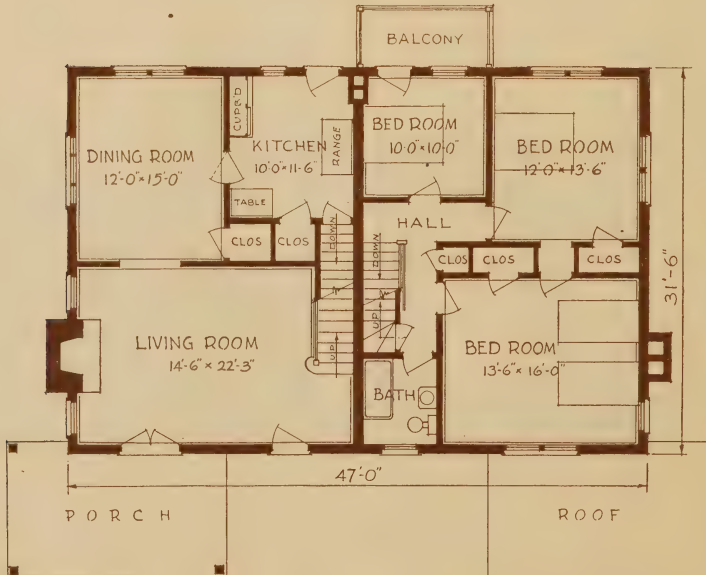


The OZARK
Design 6B17





The NASHUA
Design D543
A two-family house

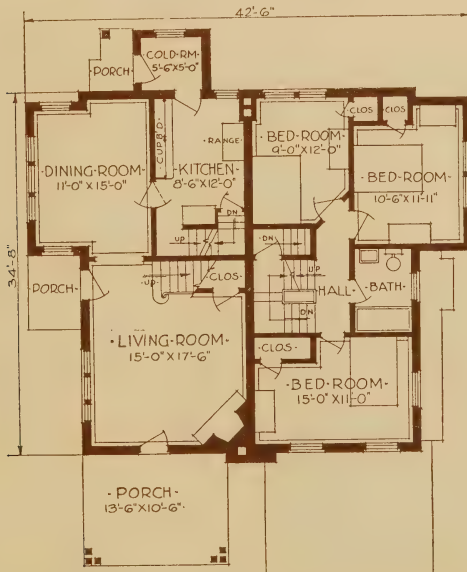




The KANOSH

Design D542

A two-family house

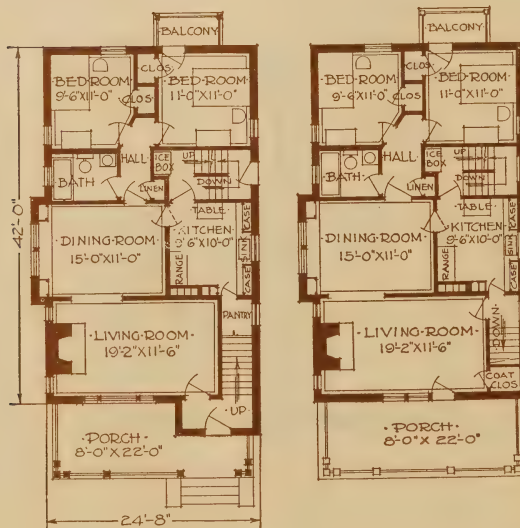


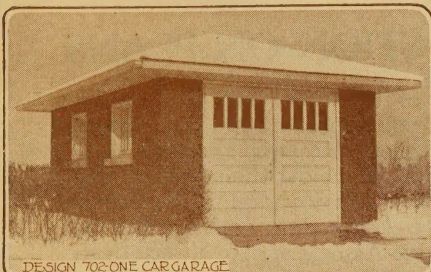


The ETOWAH

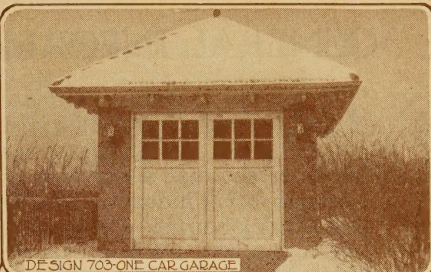
Design D500

A two-family house

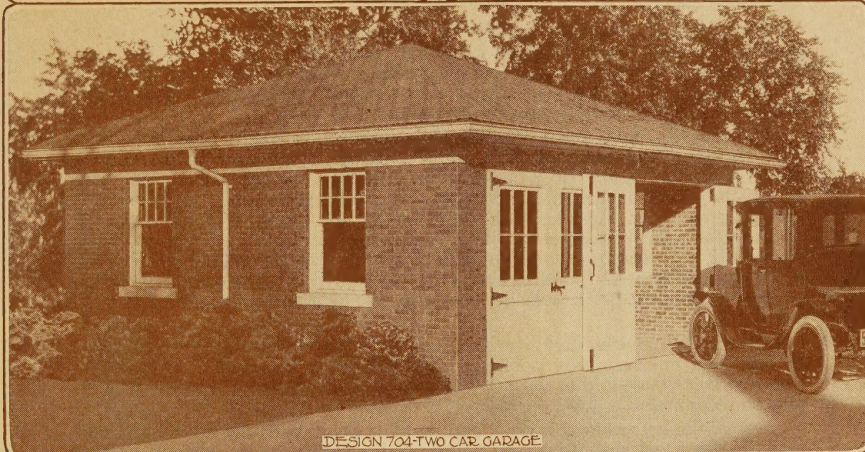




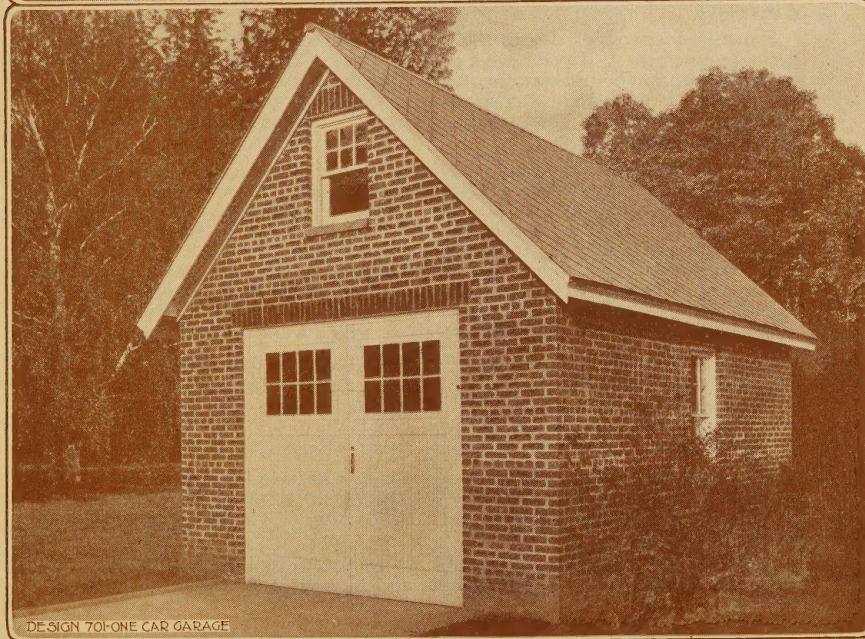
DESIGN 702-ONE CAR GARAGE



DESIGN 703-ONE CAR GARAGE



DESIGN 704-TWO CAR GARAGE



DESIGN 701-ONE CAR GARAGE

GENERAL INFORMATION ON PLANS

TO get an accurate estimate of the cost, and to actually build the house you like best, you should obtain a complete set of plans or working drawings (blue prints) and specifications. We offer these at a nominal price, far below their cost to the common brick industry, as a means of encouraging the building of brick homes. Plans may be obtained through brick manufacturers who are members of this Association, or direct from the Association office. Price of plans is given on page 63.

The plans are made by competent architects, and the specifications are prepared so that you may write into them, upon blank spaces provided for the purpose, your preference as to all items upon which a variation is possible. For instance, you might want either steam heat or hot air heat, or a maple floor in your kitchen or oak floors throughout the house.

There are so many items upon which a variation in cost is possible, and so many factors which enter into the preparation of a bid by a contractor, that this Association cannot do more than roughly approximate the cost of any design by giving a probable maximum and minimum figure. Only a small part of the cost of the house is represented by the brick. For instance, the "Hiawatha," illustrated on page twenty-one requires only 43 thousand brick when built with the Ideal wall, or 58½ thousand with the solid wall, and the brick selected may be found to cost, say, \$15 to \$18 per thousand. And this covers not only the brick walls above grade, but for foundations and chimneys also.

Any brick manufacturer who is a member of this Association will be glad to help you in every way possible. He will show you panels of beautiful common brickwork laid in various bonds and mortar colors. He will be glad also to recommend a good contractor, if desired.

Any of the houses in this book can be built either with the solid brick wall or with the Ideal wall—the new hollow wall of solid brick—without change of drawings.

Sometimes an owner desires slight changes to make the plans fit some special requirement. If you have a good contractor, and the changes are not too extensive, you or the contractor can roughly mark them on the regular blue prints. If more radical changes or special designs are wanted, we suggest that you consult a good reliable architect. We are not prepared to do special architectural work.

We express our thanks and appreciation to the Architects' Small House Service Bureau, National Office and Mountain Divisions, for making available their best designs, and to the following corporations which have extended us the privilege of illustrating and placing in our plan service houses they have built: Carnegie Land Co., Pittsburgh, houses designed by M. M. Steen, Architect, Pittsburgh, Goodyear Heights Realty Co., Akron, houses designed by Geo. H. Schwan, Architect, Pittsburgh; and Phillipsburg Development Corporation, Phillipsburg, N. J., houses designed by Paul R. Smith, Architect, Phillipsburg; also to the following architects whose work is illustrated here:

Andrew C. Borzner, Lancaster, Pa.	M. B. Kane, Edwardsville, Ill.
Howard Custance, Lexington, Mass.	Arthur Kelly, Los Angeles, Cal.
De Jarret & Carver, Des Moines, Ia.	Olsen & Urbain, Chicago, Ill.
Henry K. Holsman, Chicago, Ill.	John F. Suppes, Akron, Ohio.
John Kalsch, Cleveland, Ohio.	Yeager & Krause, Cleveland, Ohio.

We also desire to thank the following builders who have kindly contributed to our plan service: Best Homes Co., Cleveland, Ohio; Marshall & Wilkinson, Los Angeles, Cal.; Nance Construction Co., Los Angeles, Cal.; S. A. Schieber, Bucyrus, Ohio.

The Common Brick Manufacturers' Association will gladly send full particulars and prices of its other valuable and interesting literature on home building.

PRICE OF WORKING DRAWINGS AND METHOD OF FINDING APPROXIMATE COST OF HOUSES IN THIS BOOK

It is suggested that the firm or institution whose name is imprinted on the cover of this booklet, or the secretary of the district where you intend to build, or your nearest brick manufacturer, be consulted as to the average cost per cubic foot of these houses in the vicinity where they are to be erected. To find the approximate cost of a house built complete with heating, wiring, plumbing, etc., multiply the number of cubic feet it contains by about 40 to 50 cents for the larger northern cities, and by about 30 to 45 cents for country districts and districts where labor costs are comparatively low. (See also opposite page).

Design	Page	Cubic Feet	Cost of Working Drawings and Specifications Each Additional Set	
			First Set	
Ahwahnee, A527 (without basement).....	54	21,000	\$10	\$1
Akron, A514.....	4	14,960	\$10	\$1
Allegheny, A601.....	34	19,300	\$10	\$1
Altona, A513.....	7	17,850	\$10	\$1
Arapahoe, A652.....	26	28,557	\$10	\$1
Ardila, A630.....	38	31,630	\$10	\$1
Atego, A500.....	18	29,814	\$10	\$1
Chetek, A651.....	22	25,157	\$10	\$1
Chickasaw, A525.....	8	24,000	\$10	\$1
Chippewa, No. 124.....	15	16,551	\$10	\$1
Cokato, 6A58.....	31	28,500	\$30. 50	\$3
Cree, A631.....	20	18,660	\$10	\$1
Etowah, D500.....	60	33,353	\$10	\$1
Genessee, A650.....	32	24,300	\$10	\$1
Hiawatha, A705, A706.....	21	26,428	\$25	\$2
Kanosh, D542.....	59	46,848	\$10	\$1
Keota, A523 (without basement).....	11	24,751	\$10	\$1
Kishowana, A741.....	27	27,000	\$10	\$1
Kiowa, No. 101.....	9	14,000	\$10	\$1
Loma, A625 (without basement).....	53	25,140	\$10	\$1
Monongahela, A603.....	33	21,600	\$10	\$1
Naranja, A605.....	28	26,826	\$10	\$1
Nashua, D543.....	58	57,028	\$10	\$1
Neosho, A516.....	6	14,750	\$10	\$1
Ocoonita, A631R.....	20	18,660	\$10	\$1
Oneida, No. 10.....	44	28,602	\$10	\$1
Oneonta, No. 114.....	23	21,346	\$10	\$1
Osage, A532.....	17	32,630	\$10	\$1
Osyka, 5B5.....	14	19,627	\$25. 50	\$3
Otsego, No. 201 (without basement).....	50	34,186	\$10	\$1
Owanka, A708.....	40	33,855	\$10	\$1
Ozark, 6B17.....	57	29,900	\$30. 50	\$3
Panaca, 6A45.....	56	26,000	\$30. 50	\$3
Pensaukee, A604.....	24	24,450	\$10	\$1
Potomac, No. 120.....	5	21,933	\$10	\$1
Pulaski, A550.....	48	33,785	\$10	\$1
Saguah, A505.....	16	12,054	\$10	\$1
Saratoga, No. 202 (without basement).....	49	32,474	\$10	\$1
Secaucus, 4A31.....	10	16,800	\$20. 50	\$3
Seneca, No. 1.....	25	19,800	\$10	\$1
Shawnee, No. 203 (without basement).....	51	39,422	\$10	\$1
Shoshone, A725.....	41	22,763	\$10	\$1
Sierra, A611 (with garage—without basement).....	52	24,400	\$10	\$1
Tahoka, A707.....	36	33,628	\$10	\$1
Tomahawk, A622.....	37	29,894	\$10	\$1
Tonasket, A533.....	19	28,340	\$10	\$1
Tukwila, A723.....	42	33,608	\$10	\$1
Tulsa, A709 (with garage).....	45	39,800	\$10	\$1
Tunica, 6B22.....	30	28,850	\$30. 50	\$3
Tuscola, A511.....	13	16,337	\$10	\$1
Tuscumbia, A740.....	35	26,508	\$10	\$1
Unadilla, No. 39.....	43	37,180	\$10	\$1
Wanaque, A742.....	12	26,670	\$10	\$1
Wapato, A724.....	55	29,690	\$10	\$1
Washakie, A722.....	39	26,955	\$10	\$1
Watauga, A710.....	47	22,000	\$10	\$1
Waubay, A653.....	29	28,640	\$30. 50	\$3
Wyandokah, A714.....	46	25,500	\$10	\$1
Garages.....	61		\$ 1. 50	\$0. 50

Additional sets are supplied in reasonable quantity to original purchaser only.

Any house in this book can be built with either the solid wall or with the Ideal wall—the new hollow wall of ordinary brick—without change of drawings.

Any of our plans can be supplied reversed at no additional cost.

Order all plans from the Common Brick Manufacturers' Association, Cleveland, Ohio.

Please send money with order for plans. We have no credit arrangement with anyone.

THE IDEAL WALL

The Ideal wall is designed to reduce the first cost of a brick home (see also the third page of this book) to about the cost of a less permanent structure.

There are three types of the Ideal wall, two of which are shown here, all being very simple to construct.

The *Ideal rolok-bak wall* has the outer 4 inch thickness constructed of brick laid flat in the ordinary way, the inner portion being of brick on edge. (Fig. B.) The wall has exactly the same appearance from outside as ordinary brickwork with which all are familiar. This wall is a hollow wall. Although requiring more brick per square foot than the all-rolok wall, it is more quickly laid, and the wall costs less than the Ideal all-rolok wall, and very much less than walls built of hollow units of any type. The Ideal rolok-bak wall may be built eight, twelve or more inches thick.

The *Ideal all-rolok wall* is shown in Fig. A. Instead of the brick being laid on the flat side as in an ordinary brick wall, they are all laid on edge.

This produces a hollow wall of distinctive appearance. (For illustrations, see Ideal wall houses on pages 7 and 11.) One-quarter of the number of brick needed for a solid wall is saved, also one-third the mortar and some labor. The Ideal all-rolok wall can be built eight, twelve or more inches thick.

With Ideal walls of either type, no special shapes or sizes of brick are required, just ordinary brick as used in any brick building.

There is no dead air space in the Ideal wall of either type. Instead, a very slight current of air is continually flowing upward inside the hollow space, keeping the inside of the house dry and comfortable in the severest kind of weather.

Although these types of construction have been promoted by the brick industry for only a very few years, thousands of Ideal wall houses have been built in all parts of the country, and its use is constantly spreading.

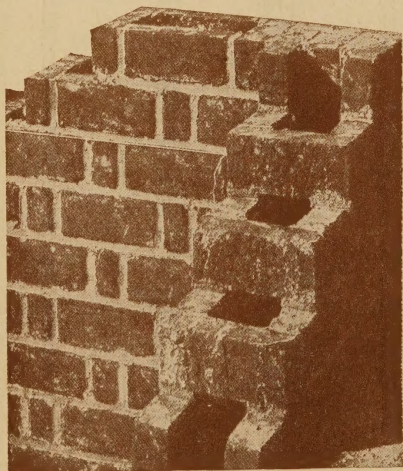


Fig. A. 8" Ideal all-rolok wall. Note its attractive appearance and sturdy construction.

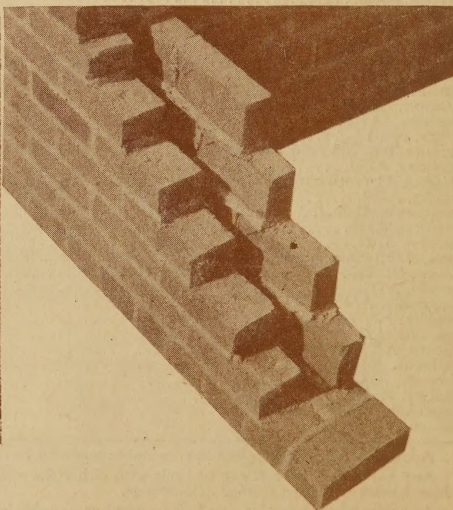


Fig. B. 8" Ideal rolok-bak wall. Same appearance from outside as ordinary brickwork. Brick on edge backing.